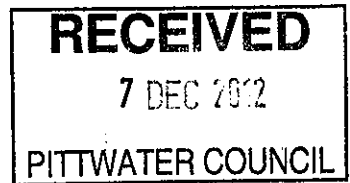




**Trade &
Investment
Crown Lands**



Ref: DOC12/146882

4 December 2012

Mr Lindsay Dyce
Manager - Planning and Assessment
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Attention: Robbie Platt

Dear Mr Dyce

**PRELIMINARY NOTIFICATION OF PLANNING PROPOSAL FOR VARIOUS LANDS IN
WARRIEWOOD: APPLICATION No. R0002/12**

I refer to your letter of 22 November 2012 inviting comment on a Planning Proposal for freehold land described as Nos. 120-122 Mona Vale Road, 10 Jubilee Avenue and 4 Boundary Street, Warriewood.

Crown Lands Division raises no objection to the Planning Proposal as submitted, there being no evidence of any adverse effects upon the Katandra Bushland Sanctuary or Mona Vale Cemetery, being the Crown lands situated closest to the properties the subject of the Planning Proposal. The 20m riparian corridor, adjoining 19m subdivision buffer required by the Rural Fire Service, and proposed onsite detention facilities appear to adequately protect Narrabeen Creek, subject to consideration of details to be provided to Council at the development application stage.

While other authorities may express concerns with the proposal to access the large lots in the north-western section of 120-122 Mona Vale Road directly from an arterial road, this is a matter outside Crown Lands' purview.

Thank you for the opportunity to comment on the Planning Proposal.

Yours sincerely

Mark Maloney
Regional Projects Manager, Sydney
Crown Lands